

## Glacier Hills Phase 4 Plat Conditions

### Preliminary plat conditions

1. The applicant shall receive physical addresses in accordance with Flathead County Resolution #1626A. All road names shall appear on the final plat. Street addressing shall be assigned by the Address Coordinator. [Section 4.7.18.g(iv), Flathead County Subdivision Regulations (FCSR)]
2. The applicant shall show proof of a completed approach permits from the Flathead County Road and Bridge Department indicating the approaches have been built and received final inspection and final approval prior to final plat [Section 4.7.18, FCSR]
3. A dust control plan shall be submitted that addresses measures to minimize construction dust and includes post-construction dust mitigation measures. [Section 4.7.15, FCSR]
4. The applicant shall comply with reasonable fire suppression and access requirements of the applicable fire district. A letter from the fire chief stating that the plat meets the requirements of the fire district shall be submitted with the application for Final Plat. [Section 4.7.28, FCSR]
5. All areas disturbed during development of the subdivision shall be re-vegetated in accordance with an approved Weed Control Plan and a letter from the County Weed Supervisor stating that the Weed Control Plan has been approved shall be submitted with the final plat [Section 47.27, FCSR]
6. All internal subdivision roads shall be certified by a licensed engineer and constructed and paved, as applicable, in accordance with the Flathead County Minimum Standards for Design and Construction. [Sections 4.7.17, 47.19 FCSR]
7. With the application for final plat, the applicant shall provide a Road Users' Agreement which requires each property owner to bear his or her pro-rata share for maintenance of the roads within the subdivision and for any integral access roads lying outside the subdivision. [Section 4.7.17(e), FCSR]
8. New electrical and telephone utilities shall be extended underground to abut and be available to each lot, in accordance with a plan approved by the applicable utility providers [Section 4.7.25, FCSR]
9. The proposed water, wastewater treatment and stormwater drainage systems for the subdivision shall be reviewed by the Flathead City-County Health Department and approved by the Montana Department of Environmental Quality. [Sections 4.7.14, 4.7.22, 4.7.23 FCSR]
10. The mail delivery site shall be provided with the design and location approved by the local postmaster of USPS. A letter from the postmaster stating that the applicant has met their requirements shall be included with the application for final plat. [Section 4.7.30, FCSR]
11. The following statements shall be placed on the face of the final plat applicable to all lots:
  - a. Address numbers shall be posted at the commencement of construction and be clearly visible at all times thereafter. Numbers shall be placed in the driveway entrance and at any subsequent divergent points of access for shared driveways. All address numbers shall be displayed on a contrasting background using a minimum four-inch numeral height. [Section 4.7.28.c, FCSR]
  - b. All utilities shall be placed underground [Section 4.7.25, FCSR]
  - c. Solid Waste removal for all lots shall be provided by a contracted solid waste hauler. [Section 4.7.24, FCSR]
  - d. Lot owners are bound by the Weed Control Plan to which the developer and the Flathead County Weed Department agreed [4.7.27, FCSR]

- e. The owners shall abide by the guidelines set forth in the approved Dust and Air Pollution Control and Mitigation Plan during and after site construction and development activities. [Section 4.7.15, FCSR]
12. The final plat shall comply with state surveying requirements [Section 76-3-608(b) (i). M.C.A1
13. Where the aggregate total disturbed area of any infrastructure construction in the proposed subdivision as defined in A.R.M. 17.30. 1102(28) is equal to, or greater than one acre; or where when combined with subsequent construction of structures such disturbed area will be equal to, or greater than one acre, a Montana State Department of Environmental Quality General Permit for Stormwater Discharges Associated with Construction Activity (General Permit) shall be obtained and provided to the Flathead County Planning & Zoning office prior to any site disturbance or construction. [17.30.1115 Administrative Rules of Montana (A. R. M. )]
14. All required improvements shall be completed in place or a Subdivision Improvement Agreement shall be provided by the subdivider prior to final approval by the County Commissioners [Section 4.427, FCSR]
15. The final plat shall be in substantial compliance with the plat and plans submitted for preliminary plat review, except as modified by these conditions. [Section 4.4.22 FCSR]
16. Preliminary plat approval is valid for three years. The final plat shall be filed prior to the expiration of the three years [Section 4.4.20 FCSR]

**Project Specific Conditions:**

17. The applicant shall establish a compliant bus stop in a safe location and provide a letter of approval from the Flathead County Superintendent of Schools prior to final plat
18. Pursuant to FCSR 4.7 26 the applicant shall pay a cash-in-lieu donation to adequately address the requirement for parkland dedication. The cash donation is appurtenant to the unimproved fair market value of 2.5% of the combined gross area of Lots 2, 3, 4, and 5 and the baseline value of the cash donation shall be determined based upon an appropriate appraisal by a Certified General Appraiser dated no more than six months prior to submittal of the final plat application for the subdivision,
19. Glacier Hills Drive West within the boundaries of Glacier Hills #4 shall be identified as a '60 foot road and utility easement' the final plat.
20. Glacier Hills Drive West shall be paved to county standards from the subdivision entrance through the extent of the cul-de-sac bordering Lots 1-3 [Sections 4.7\_17, 4 7 19 FCSR]
21. The emergency egress gate shall be open-able without special tools by residents within Glacier Hills #4 and emergency service providers.
22. For an electronic gate installed near the entrance to Glacier Hills Drive, emergency service providers shall be able to activate the mechanism with a method acceptable to the Fire District. In the case a gate is established, a letter of approval from the Martin City Fire Chief shall be submitted prior to final plat which indicates the gate mechanism is adequately operable for emergency service provider needs
23. Maintenance of the emergency egress and the portion of Glacier Hills Drive West within Glacier Hills #4 shall be addressed through a Road User's Agreement compliant with FCSR 4.7.17(e) and Appendix K.
24. The following statement shall appear on the face of the final plat:
25. "Lot owners are alerted to the presence of sensitive and potentially dangerous wildlife in the area and are reminded that feeding big game is illegal. **All residences shall use bear-**

**proof trash containers and use contract haul for solid waste.** Lot owners are encouraged to contact the Montana Department of Fish, Wildlife, and Parks to obtain information on safely living near wildlife and minimizing habitat impact, including such things as bear proofing, pet control, and removing food sources "

26. All wetland areas and the proposed 30 foot vegetative buffer identified on the preliminary plat shall be shown as a 'No Build Zone' on the face of the final plat.
27. The following statement shall appear on the face of the final plat.  
'All lots within Glacier Hills #4 may be subject to seasonal high ground water which may result in ponding/shallow surface flooding and flooding of basements. Construction of any basement on Lot 6 is prohibited and residences on Lots 1-5 may be constructed with 'daylight basements' only".
28. Pursuant to FCSR 4.7.29(g) the following statements are required to be placed on the final plat:
  - i. This subdivision is located in the Wildland Urban Interface wildfire priority area where wildfires can and do occur.
  - ii. Only Class A and Class B fire-rated roofing materials are allowed.
  - iii. Firewise defensible space standards shall be incorporated around all primary structures and improvements.

Final Plat Conditions Per Flathead County Commissioners:

1. Address numbers shall be posted at the commencement of construction and be clearly visible at all times thereafter. Numbers shall be placed in the driveway entrance and at any subsequent divergent points of access for shared driveways. All address numbers shall be displayed on a contrasting background using a minimum four—inch numeral height.
2. All utilities shall be placed underground\_
3. Solid Waste removal for all lots shall be provided by a contracted solid waste hauler.
4. Lot owners are bound by the Weed Control Plan to which the developer and the Flathead County Wee Department agreed.
5. The owners shall abide by the guidelines set forth in the approved Dust and Air Pollution Control and Mitigation Plan during and after site construction and development activities.
6. Lot owners are alerted to the presence of sensitive and potentially dangerous wildlife in the area and are reminded that feeding big game is illegal. All residences shall use bear-proof trash containers and use contract haul for solid waste. Lot owners are encouraged to contact the Montana Department of Fish, Wildlife and Parks to obtain information on safely living near wildlife and minimizing habitat impact, including such things as bear proofing, pet control and removing food sources.
7. All lots within Glacier Hills #04 may be subject to seasonal high ground water which may result in ponding/shallow surface flooding and flooding of basements. Construction of any basement on lot 6 is prohibited and residences on lots 1-5 may be constructed with 'daylight basements' only..

8. This subdivision is located in the wildland and urban interface wildfire priority area where wildfires can and do occur.
9. Only class A and class B fire-rated roofing materials are allowed.
10. Firewise defensible space standards shall be incorporated around all primary structures and improvements.

#### Notes from the Environmental Assessment

1. Pg. 3 – Calypso Environmental Consulting, LLP, prepared a Wetland Delineation Report for the Glacier Hills #4 subdivision. The consultants found 0.057 acres or approximately 2,491 square feet of wetland on the property. The delineated wetlands have been placed on the face of the preliminary plat and the delineation itself have been sent to the Army Corps of Engineers to determine if the wetlands are jurisdictional. Calypso believes the wetlands are jurisdictional however the applicant is not proposing any new disturbance of the wetlands. (Appendix B, Wetland Delineation Report, Calypso Environmental Consulting, LLP)
2. Pg. 4 – Lot 5 will have a drainfield easement for Lot 6. Due to the seasonal high groundwater, Lots 1,4,5, & 6 will have engineered sand mound systems.
3. Pg. 5 – Given there is the presence of shallow groundwater in the area, the CC&R's should be amended to reflect that full basements be prohibited but daylight basements may be allowed.
4. Pg. 9 & 23 – In email correspondence with John Vore, Wildlife Biologist, Montana Fish and Wildlife and Park on February 23, 2009 he suggested that we have CC&R's associated with the project that address wildlife attractants, such as fruit trees, bird feeders, solid waste storage and collection, pets and pet food, and fencing. These prohibitions and issues are typically added as notes on the face of the plat as well as in the CC&R's.
5. Pg. 21 – We are suggestion the following recommendations to be included in the CC&R's for the Phase 4 subdivision.
  - a. The home location for Lot 6 shall be constructed on the higher elevation of the lot as shown on the Storm Drain Plan.
  - b. A storm drain swale for Lot 6 are required above the home to direct possible storm drainage and or spring run off around the house. This is shown on the Storm Drain Plan.
  - c. No basement shall be allowed on Lot 6. Daylight basements will be allowed on the other lots of the subdivision, but no full basements on any of the lots.
  - d. Home construction for Lot 6 requires foundation drain and piping around the foundation with relief piping to daylight to intercept any potential spring/ and or high ground water that may impact the foundation.
  - e. In addition, the driveway for home for Lot 6 should be built with a minimum of 18" of clean gravel on top of engineering fabric to mitigate any potential spring/and or high ground water conditions that could cause

failure of the driveway due to saturated conditions that may occur from spring like conditions.

6. Page 22 – Wildlife attractants such as refuse, fruit trees, mineral licks, bee hives, etc. will be prohibited from the development as is typically conditioned by Flathead County.